



TOWN OF ARLINGTON
MINUTES OF THE PERMANENT TOWN
BUILDING COMMITTEE MEETING

Date: January 18, 2022

Time: 7:00PM

Location: Each of the Committee Members and the Guests Participated Utilizing the ZOOM Videoconferencing Platform or by Phone Conference

Attendance: Allen Reedy, Bob Jefferson, Mike Rademacher, Jim Feeney, Brett Lambert, John Maher, Peter Martini (Absent Bill Hayner)

Guests: David Steeves, Josh Sydney, Chris Baryluk, Bill Sterling, Steve Kirby

The Chairman called the meeting to order at 7:01 pm.

TOWN YARD

Mr Baryluk gave an update of the project stating:

Bldg A - the IT room was completed but was still on stand-by power and generator and temp cooling. Second floor ceiling grids were in, lighting installed and mechanical above ceiling was finished. First floor priming and painting was ongoing and should be finished up in a couple of weeks. In the Facility service side the stairway was being revised. On the roof the HCAC ERV vent on the roof will be installed and the roofing should be completed by the end of January.

Site work - Excavation plan was approved, removal of the earth should start by early February, foundation for Bldg E should begin within a few weeks and the asphalt removal is on going. Hoping for Eversource install of 13800 for Bldg A by early February and permanent cooling.

Estimated end of February for completion of Bldg A with hopefully permanent power but probably no windows at that time.

He then did a video update of the project showing the following: Fuel tank removal, retaining wall, IT room, Bldg A drywall and shop storage area. Mr. Steeves then gave an update showing video presentation of the following: Front of A bldg from Grove St., Main entrance and the wording "Arlington Gas and Light Company" restored.

Mr. Baryluk then reviewed the change order log and explained pending CO that were still under review and negotiations.

Motion to approve Change Order #3 in the amount \$46,003.40 was made by Martini, seconded by Maher. Motion passed unanimously by roll call vote, 7-0

The following change order requests were presented and approved on motions by Maher, seconded by Rademacher:

- Change order CR018 - roof damage -additional framing - \$68,444.32

- Change order CR021 - glass in Bldg A and D- \$23,961.95
- Change order CR028 - credit for roof parapet material - (\$27,432.45)
- Change order CR051 - added soffit in Bldg A - \$3,871.56

All change orders were unanimously approved by roll call vote 7-0

The following invoices were presented and motions to approve by Maher, and seconded by Feeney:

- UTS of Mass invoice # 98023 - concrete testing 1/4/2022-1/7/2022 - \$1390.00
- Commodore Builders pay requisition #8 - Dec 2021 - \$772,189.26
- Weston and Sampson - invoice # 12210350 for Nov/Dec 2021 for CA, Env CA, Geo, VE - \$76,512.73

All three invoices were unanimously approved by roll call vote 7-0

Mr Baryluk then reviewed the budget and cost exposure log.

Discussion was then held on how W & S would invoice for the remainder of the project. It was decided they would bill equal amounts monthly of the remaining contract moving forward until project completion. Mr Sydney stated that W & S also agreed to extend services 2 additional months at no cost if necessary thru April 2023.

CENTRAL SCHOOL

Mr. Kirby gave an update on the meeting of 1/6/2022 with COA staff . Substantial completion is still scheduled for 1/31/22 with kitchen excluded at this time.

Mr Kirby then gave an update on the following work completed up until 1/18/2022: Resilient flooring down and ongoing, lights being installed, toilet room accessories installed, painting on going. Stair 3 railing being fabricated in shop. Fire alarm testing, door jams installed, and hoping doors delivered next week. Floors scheduled to be coated 1/28/2022 and cleaning on 1/31/2022.

Super was out sick for a week and not much exterior work done.

Discussion about mechanical engineer, SKM and valve for AC. possible add cost of \$20,000. Maher questioned why this happened and wanted it investigated further and future report.

Photo journal reviewed. mostly flooring, stair work and fire alarm.

Mr Kirby then gave a budget status as of 1/18/2022. Budget was presented showing a project overage in the budget of \$279,316.

The following invoices were presented and motions to approve by Rademacher, and seconded by Martini:

- Vertex invoice #163004 in the amount of \$20,707.50 for services for Dec 2021
- SAI invoice #22/101 in the amount of \$9466.00 for extended CA services Dec 12, 2021 – Jan 11, 2022.
- SAI invoice #22/102 in the amount of \$1700.00 for additional site visits and meeting Dec 12, 2021 - Jan 11, 2022

All three invoices were unanimously approved by roll call vote 7-0

Mr Sterling suggested there could be some cost savings from SAI if we cut back on some of the meetings and site visits for himself and Nathan. He felt at this point of the project the need for them has been reduced and they would only be used as needed by the project.

HOUSEKEEPING

The minutes of the December 7, 2021 meeting were approved on a roll call vote having been moved by Rademacher seconded by Lambert. Minutes were unanimously approved by roll call vote 7-0

The minutes of the January 4 ,2022 meeting were approved on a roll call vote having been moved by Maher seconded by Lambert. Minutes were unanimously approved by roll call vote 7-0

Whereupon a motion was made by Jefferson seconded by Maher to adjourn at 9:03 PM and it was unanimously voted.

Respectfully Submitted,
Robert Jefferson